

Docket Item # 13
BAR CASE # 2007-0024

BAR Meeting
February 21, 2007

ISSUE: Rear addition and alterations
APPLICANT: Karen Simon by Stephanie Dimond
LOCATION: 809 South Royal Street
ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval with the following conditions:

1. Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
2. The above statement must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement

(Insert sketch here)

NOTE: Docket item #12 must be approved before this docket item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a new rear addition and alterations at the residential rowhouse at 809 South Royal Street.

Addition:

The proposed addition is approximately 18' in length, 17'4" in width and approximately two stories or 18' in height with a 10' long one story porch that extends beyond the western end of the proposed addition. The new addition will have a flat roof and be sheathed in brick. On the south side there will be a three ganged six-over-six wood windows on the first level as well as a multi-light wood door and a pair of six-over-six wood windows on the second level along with a multi-light oval window. The rear (west) elevation will have and a pair of six-over-six wood windows along with a single six-over-six wood window with sidelights and wood panels below as well as a multi-light wood door on the on the first level. The second level on the rear will have two matching a multi-light wood doors with a single circular multi-light window.

All windows of the addition are proposed to be wood simulated divided light with 5/8" muntins. There is no fenestration the north side of the new addition.

The rear porch will be wood with wood Doric columns surmounted by a wood picket railing on the second level accessed from new door in the addition.

Alteration:

A new wood portico with Doric style columns is proposed at the front entry. The new portico will extend approximately three feet from the façade of the rowhouse.



Figure 1 – West (Rear) Elevation



Figure 2 – South Side Elevation

II. HISTORY:

809 South Royal Street is a two story, two bay residential end unit rowhouse that was part of the original construction of the Yates Garden subdivision in 1941 with a two story rear deck that was constructed in 1997.

III. ANALYSIS:

The proposed addition meets the requirements of the zoning ordinance.

Staff is aware that the proposed addition more than doubles the size of the existing house and that the Board has previously expressed a preference for additions that represent no more than 50% increase in the size of the house. Having said that, staff is cognizant that the Board has routinely approved large additions to rowhouses in Yates Garden. For example, the house next door at 813 South Royal Street was also more than doubled in size following approval of a rear addition by the Board. The design of the current addition Board including the rear one story porch nearly matches that at the house to the south which was previously approved by the Board. Last year the Board approved a large addition to the house at 809 South Lee Street.

The following is a list of additions approved by the Board in Yates Garden:

Address	Description	Date	Reference
801 S. Fairfax	3 story rear addition	2000	BAR 2000-046, 6/21/00
803 S. Fairfax	Rear addition	1996	BAR 96-0205, 9/18/96
805 S. Fairfax	Addition	1988	BAR 88-169, 10/5/88
809 S. Fairfax	Roof addition	1986	BAR 86-048, 4/16/86
826 S. Fairfax	Addition	1977	12/21/77
829 S. Fairfax	1 story addition	1959	4/8/59
829 S. Fairfax	Rear addition	1997	BAR 97-0141
910 S. Fairfax	3 story rear addition	1995	BAR 95-087 Approved by City Council on appeal
928 S. Fairfax	Rooftop addition	1987	BAR 87-080, 5/20/87
928 S. Fairfax	Rear addition	1995	BAR 95-196
314 Franklin	Addition	1986	BAR 86-130, 8/13/86
314 Franklin	Addition	1979	12/5/79
401 Franklin	2 story rear and side addition	1990	
407 Franklin	2 story rear and side addition	1991	BAR 90-238
501 Franklin	2 story rear and side addition	1997	BAR 97-047
513 Franklin	Addition	1977	5/18/77

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213 Green	Addition	1987	BAR 87-050, 4/1/87
215 Green	Addition	1982	11/3/82
219 Green	3 rd floor addition	1997	BAR 96-282, 12/18/96
333 Green	Addition	1982	4/21/82
400 Green	Addition	1980	10/15/80
409 Green	Addition	1988	BAR 88-018, 2/17/88
409 Green	2 story rear addition	1991	BAR 91-007, 3/6/91
210 Jefferson	Addition	1982	3/17/82
222 Jefferson	Addition	1986	BAR 86-118, 7/9/86
222 Jefferson	Addition	1955	2/10/55
401 Jefferson	Addition	1965	10/13/65
408 Jefferson	Addition	1983	3/2/83
408 Jefferson	2 story rear addition	1992	
408 Jefferson	2 story rear addition	2002	BAR 2001-260, 3/18/02
415 Jefferson	Addition	1952	10/9/52
417 Jefferson	Addition	1948	8/16/48
720 S. Lee	3 story addition	2002	BAR 2002-111
722 S. Lee	Addition	1990	BAR 89-218, 6/20/90
800 S. Lee	Addition	1989	BAR 89-019, 3/1/89
811 S. Lee	Addition	1989	BAR 89-007, 2/15/89
806 S. Lee	Rooftop addition	2002	BAR 2003-090, 5/15/02
814 S. Lee	Rear addition	1992	
815 S. Lee	Addition	1971	3/17/71
818 S. Lee	Addition	1980	8/6/80
821 S. Lee	Rooftop addition	1992	
823 S. Lee	Rear addition	1993	
828 S. Lee	Rooftop addition	2001	BAR 2001-080
831 S. Lee	3 rd floor addition	1992	
832 S. Lee	Rear addition	1987	BAR 87-045, 4/1/87
832 S. Lee	Rear addition	1991	
911 S. Lee	Rooftop addition	1996	BAR 96-056
915 S. Lee	Rooftop addition	1987	BAR 87-147, 9/2/87
919 S. Lee	Rear addition	2003	BAR 2003-118, 6/18/03
700 S. Pitt	Addition	1976	6/16/76
701 S. Pitt	2 story rear and side addition	1992	BAR 91-159
706 S. Pitt	3 story rear addition	1988	BAR 88-047, 4/20/88
708 S. Pitt	3 story rear addition	1992	

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714 S. Pitt	Addition	1970	8/5/70
729 S. Pitt	Addition	1965	8/11/65
818 S. Pitt	Addition	1952	4/17/52
832 S. Pitt	1 story rear addition	1993	
600 S. Royal	3 story rear addition	2006	BAR 2005-091, 5/4/06
606 S. Royal	Roof addition	1986	BAR 86-173, 10/1/86
619 S. Royal	2 story rear addition	1991	BAR 91-165, 9/18/91
621 S. Royal	Addition	1974	12/18/74
623 S. Royal	1 story rear addition	2000	BAR 2000-168, 8/16/00
625 S. Royal	Addition	1975	11/19/75
625 S. Royal	2 story rear addition	1994	
630 S. Royal	2 story rear addition	1996	BAR 95-184, 12/6/95
700 S. Royal	2 story rear addition	2005	BAR 2005-141, 9/21/05
701 S. Royal	Rear addition	1958	8/20/58
705 S. Royal	Addition	1986	BAR 86-021, 3/5/86
711 S. Royal	2 story rear addition	2001	BAR 2001-072
713 S. Royal	2 story rear addition	2004	BAR 2003-157, 7/16/03
715 S. Royal	2 story rear addition	2006	BAR 2003-074, 5/7/03
722 S. Royal	Addition	1988	BAR 88-168, 10/5/88
722 S. Royal	Rear addition	1992	
723 S. Royal	1 story rear addition	1949	2/17/49
723 S. Royal	Rear addition	1991	
732 S. Royal	Rear addition	1947	4/3/47
734 S. Royal	Addition	1973	10/17/73
800 S. Royal	2 story rear addition	1960	7/13/60
801 S. Royal	Addition	1974	5/15/74
805 S. Royal	Addition	1958	6/11/58
807 S. Royal	Addition	1972	11/15/72
809 S. Royal	1 story rear addition	1997	BAR 97-153, 7/16/97
812 S. Royal	Addition	1954	8/12/54
813 S. Royal	2 story rear addition	1993	
821 S. Royal	2 story rear addition	2002	BAR 2002-022, 4/17/02
830 S. Royal	Rear addition	1978	4/5/78
832 S. Royal	Addition	1954	2/11/54

George Washington Subdivision Additions – Similar style rowhouses to Yates Garden subdivision

904 S. St. Asaph	2 story rear addition	2003	BAR 2003-202, 9/3/03
905 S. St. Asaph	Addition	1973	4/18/73
906 S. St. Asaph	2 story rear addition	1992	
909 S. St. Asaph	Addition	1968	3/13/68
913 S. St. Asaph	Addition	1973	1/17/73

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914 S. St. Asaph	1 story rear addition	1998	BAR 98-071, 6/17/98
915 S. St. Asaph	1 story rear addition	1997	BAR 98- 125, 6/18/97
917 S. St. Asaph	Addition	1969	3/12/69
917 S. St. Asaph	2 story rear addition	2001	BAR 2001-213, 9/5/01
920 S. St. Asaph	1 story rear addition	2005	BAR 2005-072, 4/20/05
922 S. St. Asaph	1 story rear addition	1998	BAR 98-130. 8/19/98
923 S. St. Asaph	1 story rear addition	1990	BAR 89-021, 1/30/90
924 S. St. Asaph	Addition	1970	5/13/70
924 S. St. Asaph	1 story rear addition	2000	BAR 2000-149, 7/19/00
926 S. St. Asaph	1 story rear addition	1999	BAR 99-050, 5/5/99
928 S. St. Asaph	Addition	1970	5/13/70
929 S. St. Asaph	Addition	1982	11/3/82
930 S. St. Asaph	2 story rear & side addition	2000	BAR 2000-039, 4/19/00
931 S. St. Asaph	Addition	1969	2/12/69
931 S. St. Asaph	Addition	1981	9/16/81

Thus, based upon the previous approvals for large additions in Yates Garden, staff recommends approval.

Staff notes the comments of Alexandria Archaeology and has included them as a condition.

IV. STAFF RECOMMENDATION:

Staff recommends approval with the following conditions:

1. Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
2. The above statement must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

Code Enforcement:

- C-1 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.
- C-2 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-4 A soils report must be submitted with the building permit application.
- C-5 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-7 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-8 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-9 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Historic Alexandria:

No comments received.

Alexandria Archaeology:

- F-1 Historical maps indicate that a stream was present in the 18th and 19th centuries along this section of Royal Street. It is possible that construction activities in the lots along this street face could yield information about historical filling and trash disposal in the City.
- R-1 Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R-2 The above statement must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.

Transportation and Environmental Services:

The applicant shall submit an annotated house location survey plat that must meet the following criteria:

- No reduced, enlarged or faxed copies will be accepted.
- The footprint area of the proposed improvements must be drawn to scale.
- The additional 10' perimeter, construction access and other areas as described above must be shown to scale.
- The overall dimensions of the proposed improvements must be shown.
- The actual square footage of the disturbed area must be shown.

The applicant shall be required to provide this information to the Department of Transportation and Environmental Services, Construction and Inspection Division and/or Engineering Division prior to any applications for building permits. (T&ES)

2. The building permit plans shall comply with requirements of City Code Section 8-1-22 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.]. (T&ES)
3. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
4. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)

CODE REQUIREMENTS

- C-1 All utilities serving this site shall be placed underground. (Sec. 5-3-3)
- C-2 Change in point of attachment or removal of existing overhead utility services will require undergrounding or a variance. (Sec. 5-3-3)
- C-3 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61)
- C-4 Roof drains and sub-surface drains shall be connected to the city storm sewer system, if available, by continuous underground pipe. (Sec. 8-1-22)